

Minutes of Special Meeting of March 29, 2016
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA

CALL TO ORDER 7:00 P.M.

ROLL CALL

Planning Commission members Present: McCune, Mates, MacDonald, Simpson, Goldfarb, Majeski

Planning Commission members Recused: Chamberlin

Staff Present: Principal Planner DiDonato, City Attorney Scott Rennie, Public Works Assistant Director/City Engineer Alvarez and Recording Secretary Plut

PUBLIC HEARING

6-8 and 10 Davis Drive (Crystal Springs Uplands School Project)

To consider a Final Environmental Impact Report (FEIR), Development Agreement, General Plan Amendment, Planned Development Rezoning, Conceptual Development Plan, Grading Plan, Tree Permit, Conditional Use Permit, Detailed Development Plan, Design Review, and a Major Encroachment Permit to allow the construction of a private middle school on the 6.46-acre property (PA2014-0001).

Project Description

Crystal Springs Uplands School (CSUS) is seeking the entitlements identified above to demolish/replace approximately 84,500 square feet of commercial, office and warehouse buildings with approximately 60,000 square feet of private middle school buildings. The school would serve up to 240 6th, 7th and 8th grade students and employ up to 43 faculty and staff. The project would be constructed in two phases with an Academic Center, Multi-purpose Building, Gymnasium, Storage Building, sports courts and artificial turf soccer field proposed in Phase 1, and an enclosed pool proposed in Phase 2.

APN's: 043-340-170 & 180 Zoning: Existing: E2.2 - Executive Office and Warehouse;
Proposed: PD - Planned Development General Plan Designation: Existing: CO - Commercial Office; Proposed: IN - Institution CEQA Status: Environmental Impact Report Applicant: Crystal Springs Uplands School - Kathleen Kavanaugh Owner: Crystal Springs Uplands School Project Planner: Damon DiDonato, (650) 637-2908, ddidonato@belmont.gov

Chair McCune explained the hearing format; Staff and the applicant would make presentations on the project followed by public comments. He explained that no recommendations nor decisions on the project would occur at this meeting. The meeting will be adjourned to April 5, 2016, at which time no further public testimony would be heard.

Principal Planner DiDonato provided background information of the proposed Crystal Springs Upland School Project. He reviewed the entitlements and recommended the Commission adopt the project resolutions.

Project Environmental Consultant, Katrina Hardt-Holoch summarized the project environmental review.

Wendy Buckley, Board Member, CSUS presented an overview of the proposed project.

Chair McCune, opened the public hearing.

The following members of the public provided comments to the Commission on the proposed project:

Marry Morrissey Parden, Josh Powell, Dilip Patel, Eric Tassio, Waren Gibson, Riz Nurani, Aaron Nordbom, Edward Evans, Adele Della Santina, Michelle Ladcani, Jennifer Yen, Mike Cunneen, Chris Song, Fan Xie, Robert Noto, Jenny Bilsey, Phil Whol, Kunlow Gin, Jennifer Khonry, Kevin Sullivan, Mark Leach, Karen Shane, Derrick Lin, Craig Michaels, Kamal Fallaha, Tim Hoffman, Michael Munrow

MOTION by: Commissioner Simpson seconded by Commissioner Majeski the Public Hearing was closed.

Motion passed 6/0 (Chamberlin recused)

MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb the meeting was adjourned to April 5, 2016 at this time being 9:15 p.m.

Motion passed 6/0 (Chamberlin recused)

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Recording Secretary

Meeting televised and webstreamed.